



CITY OF HAYWARD AGENDA REPORT

Meeting Date 5/29/03
Worksession A

TO: Planning Commission

FROM: Erik J. Pearson, AICP, Associate Planner

SUBJECT: Study Session to Consider Revisions to Multiple-Family Residential Design Guidelines

RECOMMENDATION

Staff recommends that the Planning Commission view the presentation and provide comments to staff.

DISCUSSION


The Planning Commission is being asked to provide direction to staff on zoning requirements and design guidelines for multiple-family development, particularly as they relate to architectural guidelines, general site planning, open space requirements, landscaping, parking, pedestrian amenities and utilities.

During the study session staff will present a slide show of existing multiple-family projects located in Hayward and other cities in the Bay Area. The Commission is encouraged to comment throughout the presentation, providing direction to staff regarding certain design features for new development in Hayward. Slides will include examples of apartment, condominium, townhouse and small lot detached unit projects depicting use of colors, balconies, prominence of entries and overall architectural style. Changes to development regulations could include requirements for sidewalks, planter strips, screening or undergrounding of utilities and garage doors. If necessary, another study session will be scheduled to discuss changes in more detail, or, staff may craft an ordinance for review at a public hearing.

PUBLIC NOTICE


On May 17, 2003 a notice was published in the Daily Review. A copy of the notice was also mailed to developers, homeowners associations and neighborhood task force members in Hayward.

Prepared by:



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Recommended by:



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